

BLOCK 7 LOT 1
IN OR 1635/57
OCEAN VIEW ESTATES REPLAT

TROTTI GIROLAMO J & LISA W
1424 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1560-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

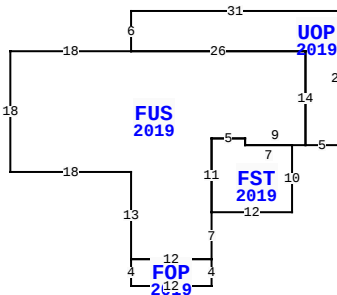
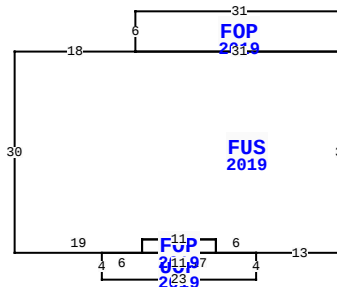
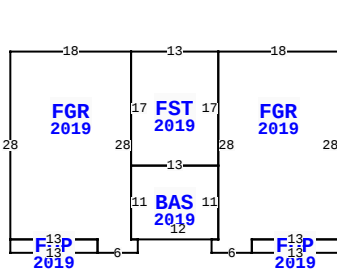
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100	143	29,666
FGR	516	55	284	58,919
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FOP	22	30	7	1,453
FOP	26	30	8	1,660
FOP	26	30	8	1,660
FOP	48	30	14	2,904
FOP	186	30	56	11,618
FST	125	55	69	14,315
FST	221	55	122	25,310
TOTALS	4,512		3,399	705,155

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00
3	0855	CONC PAVER	0 100	0	0	2,228.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	515.00	SF	10.00	10.00
5	0415	BEACHWALK	0 100	0	0	702.00	SF	8.63	8.63

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	90.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,399	140.6275	210.94	716,985	2019	2019	0	0	0	1.65
2 SFR CUST - 100% - 2024											
Heated Area: 2478											
HX Base Yr 2024											



** This building has 14 Sub-Areas

1424 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/25/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					705,155				
TOTAL MARKET OB/XF VALUE					43,795				
TOTAL LAND VALUE - MARKET					1,200,000				
TOTAL MARKET VALUE					1,948,950				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,948,950				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,898,950				
TOTAL JUST VALUE					1,948,950				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,767,603				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0031	GENERATOR	13,468	01/30/2024
20182612	NEW CONSTR	363,078	07/26/2018
20182577	DEMOLITION	4,300	07/25/2018
20061266	OTHER	1,500	06/06/2006
20022107	XFOB	14,000	12/09/2002
20020949	REPAIR/RRF	3,000	06/05/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1635/0057	8/06/2009	WD	Q	I	01
GRANTOR: ROWE ALISA L (KENNEY)					
GRANTEE: TROTTI GIROLAMO J &					
1127/1261	4/07/2003	QC	U	I	01
GRANTOR: KENNEY MICHAEL JOHN					
GRANTEE: ROWE GEORGE JR & AL					

BUILDING NOTES					
BUILDING DIMENSIONS					
FGR=[YR=2019] W18 FST=[YR=2019] W13 FGR=[YR=2019] W18 S28					
FOP=[YR=2019] S2 E13 N2 W13\$ E13 S2 E6 N2 BAS=[YR=2019] E12					
N11W13S11E1\$W1N28\$S17E13 N17\$ S28W1S2E6FOP=[YR=2019] E13N2W13					
S2\$N2E13N28\$PTR=E15 FUS=[YR=2019] E18 FOP=[YR=2019] N6 E31					
S6 W31\$ E31 S30 W13 UOP=[YR=2019] S4W23N4E6 FOP=[YR=2019]					
N2E11S2W11\$ E17\$ W6N2 W11S2W19 N30\$ W15\$ PTR=S50					
UOP=[YR=2019] W31 S6 FUS=[YR=2019] W18 S18 E18 S13					
FOP=[YR=2019] S4 E12 N4 W12\$ E12 N7 FST=[YR=2019] E12 N10					
W7N1 W5 S11\$ N11 E5 S1 E9 N14 W26\$ E26 S14 E5 N20\$N50\$.					

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	90.00	75.00